

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

62 Thomas Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000

&

\$2,860,000

### Median sale price

Median price \$2,270,000

Property Type House

Suburb Hampton

Period - From 01/01/2022

to 31/12/2022

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	48 Service St HAMPTON 3188	\$2,820,000	22/10/2022
2	68 Sargood St HAMPTON 3188	\$2,780,000	18/09/2022
3	54 Sargood St HAMPTON 3188	\$2,610,000	13/11/2022

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/02/2023 09:39

Robin Parker

9832 1135

0409 336 282

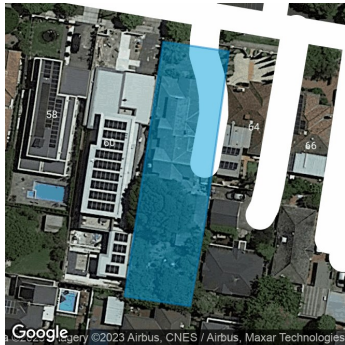
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**Indicative Selling Price**

\$2,600,000 - \$2,860,000

**Median House Price**

Year ending December 2022: \$2,270,000

**Property Type:**

Agent Comments

## Comparable Properties

**48 Service St HAMPTON 3188 (REI)**

Agent Comments

**Price:** \$2,820,000**Method:** Auction Sale**Date:** 22/10/2022**Property Type:** House (Res)**Land Size:** 808 sqm approx**68 Sargood St HAMPTON 3188 (REI/VG)**

Agent Comments

**Price:** \$2,780,000**Method:** Private Sale**Date:** 18/09/2022**Property Type:** House**Land Size:** 846 sqm approx**54 Sargood St HAMPTON 3188 (REI)**

Agent Comments

**Price:** \$2,610,000**Method:** Private Sale**Date:** 13/11/2022**Property Type:** House**Land Size:** 835 sqm approx